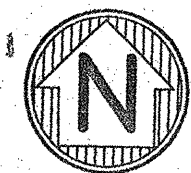


Location Map

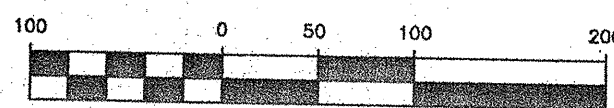
NTS

LINE	LENGTH	BEARING
L1	78.04	N25°10'03"E
L2	72.83	N23°37'00"E
L3	9.20	N21°53'48"E
L4	68.93	N21°53'48"E
L5	110.68	N19°43'27"E
L6	28.11	S87°32'55"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	44.40	126.81	20°03'39"	44.17	22.43
C2	22.47	15.00	85°50'37"	20.43	13.95
C3	182.93	2745.00	03°49'06"	182.89	91.50
C4	396.36	2745.00	08°16'23"	396.01	198.52



GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FT.



Seda Consulting Engineers, Inc.

2939 Mossrock, Suite 225 (210) 308-0057
San Antonio, Texas 78230 Fax: (210) 308-8842

CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

SIGHTLINE SURVEYING, INC.

738 BANCHESTER (210) 308-5650
San Antonio, Texas 78216 Fax: (210) 308-5676

Note:

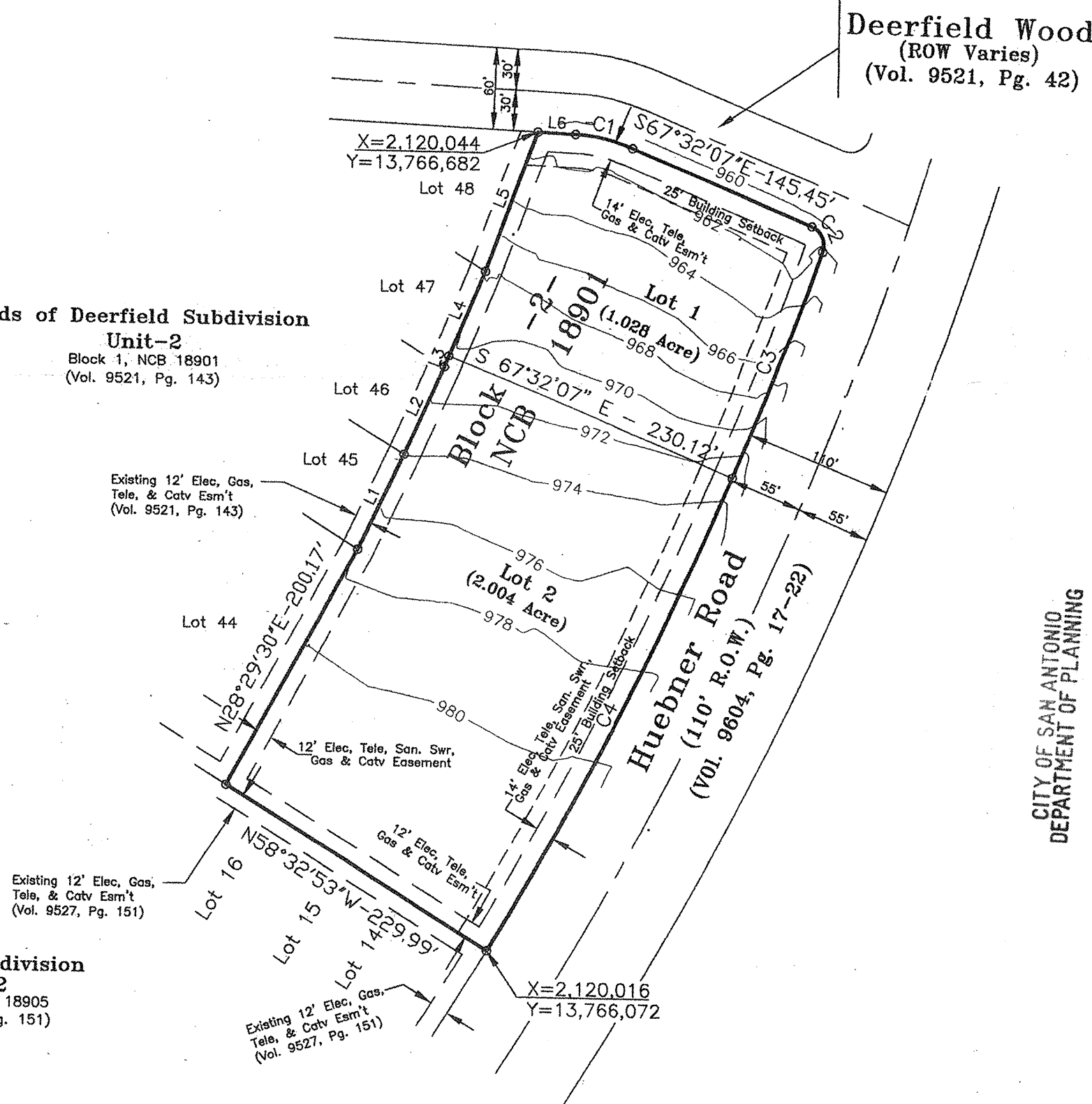
This subdivision is within the Edwards Recharge Zone. Development within this Subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code Entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof. No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification To an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest Revision thereof, has been filed with the appropriate regional TNRCC office, and the Application has been approved by the executive director of the TNRCC.

Woods of Deerfield Subdivision

Unit-2
Block 1, NCB 18901
(Vol. 9521, Pg. 143)

Oakwood Subdivision

Unit-2
Block 1, NCB 18905
(Vol. 9527, Pg. 151)



Note:

All corners marked with
1/2" Iron Rod unless
otherwise noted.

SUBDIVISION PLAT ESTABLISHING THE ENCLAVE AT DEERFIELD SUBDIVISION

Being, 3.032 Acres, NCB 15009,
as recorded in Volume 7719,
Page 1011, Official Public Records
of Real Property, Bexar County, Texas.

"Wastewater EDU Note. The number of wastewater equivalent dwelling units (EDU) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department."

PLAT NO. 200086



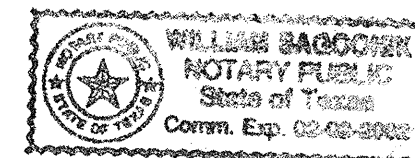
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 20th DAY OF MARCH, A.D., 19 2000

William S. Smith
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED DULY AUTHORIZED AGENT ON THIS DAY PERSONALLY APPEARED Dr. Brian Schroder KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THIS 17th DAY OF MARCH, A.D., 19 2000

William S. Smith
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF The Enclave at Deerfield Subdivision HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.

DATED THIS 20th DAY OF MARCH, A.D., 19 2000

DIRECTOR OF PLANNING

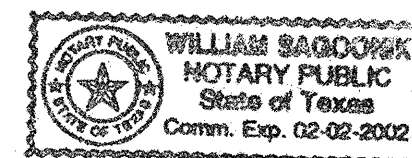
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

R.P. Shelly
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 20th DAY OF MARCH, A.D., 19 2000

William S. Smith
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I, Cory Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF MARCH, A.D., 2000 AT 2:50 P.M. AND DULY RECORDED THE 28th DAY OF MARCH, 2000 IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 2000 3 PLATS ON PAGE 20 IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF MARCH, A.D., 19 2000

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: David Webb DEPUTY



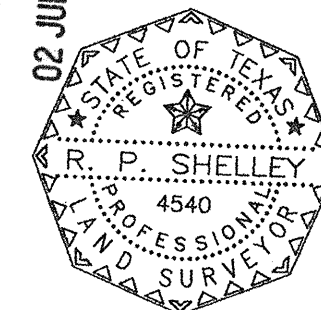
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THERIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

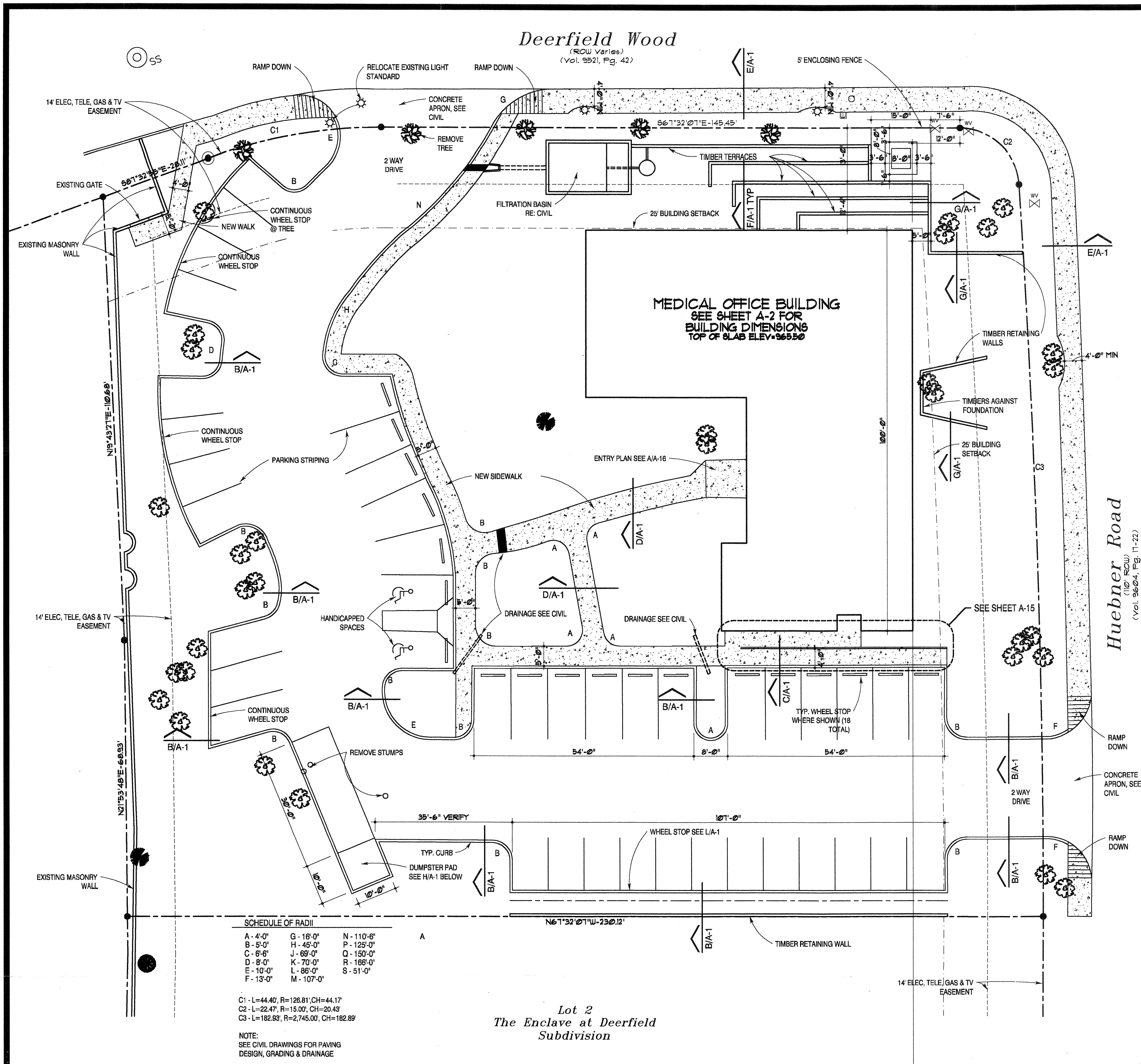
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUL 25 PM 3:06



VRP# 02-07-132



SCHEDULE OF RADII

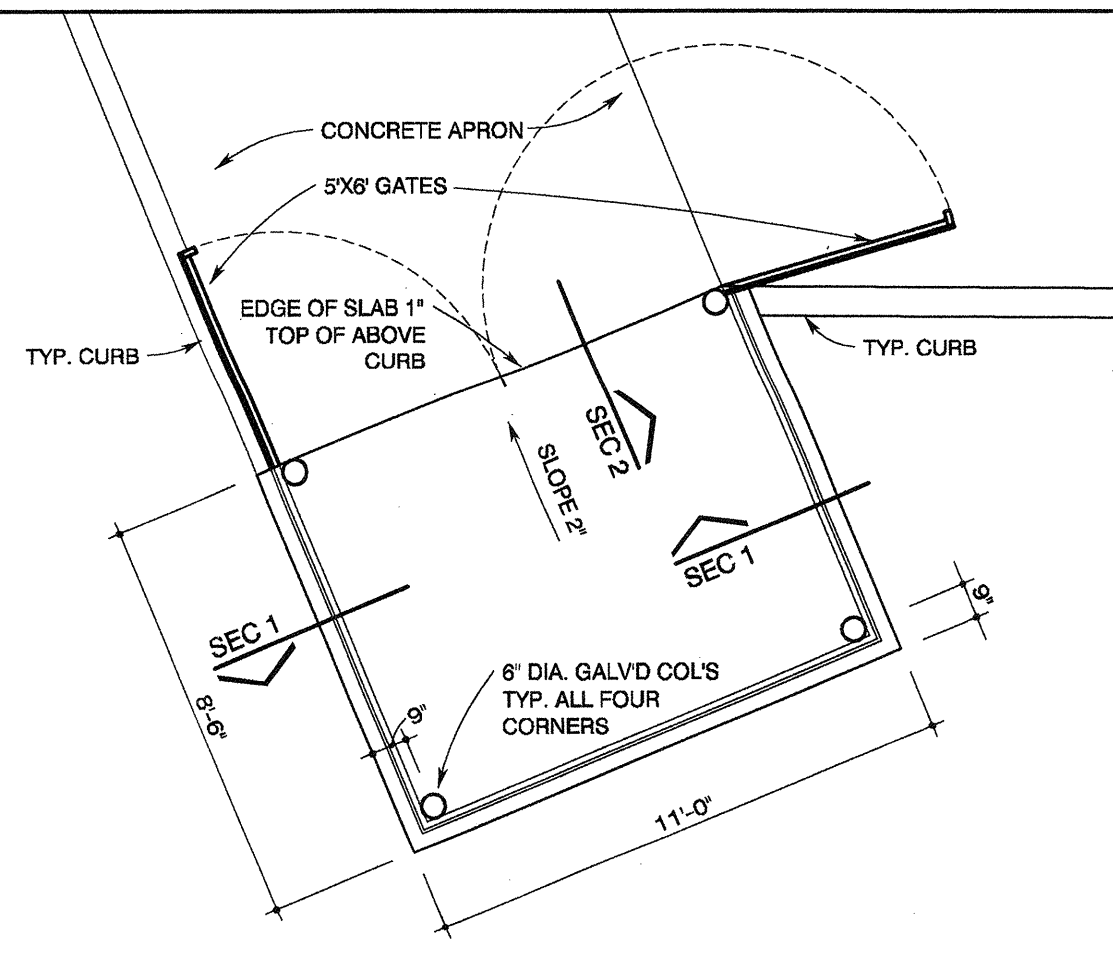
A - 4'-0"	G - 16'-0"	N - 110'-6"
B - 5'-0"	H - 45'-0"	P - 125'-0"
C - 6'-0"	J - 60'-0"	Q - 150'-0"
D - 8'-0"	K - 70'-0"	R - 166'-0"
E - 10'-0"	L - 85'-0"	S - 51'-0"
F - 13'-0"	M - 107'-0"	

C1 - L=44.40', R=126.81', CH=44.17'
 C2 - L=22.47', R=15.00', CH=20.49'
 C3 - L=182.93', R=2,745.00', CH=182.89'

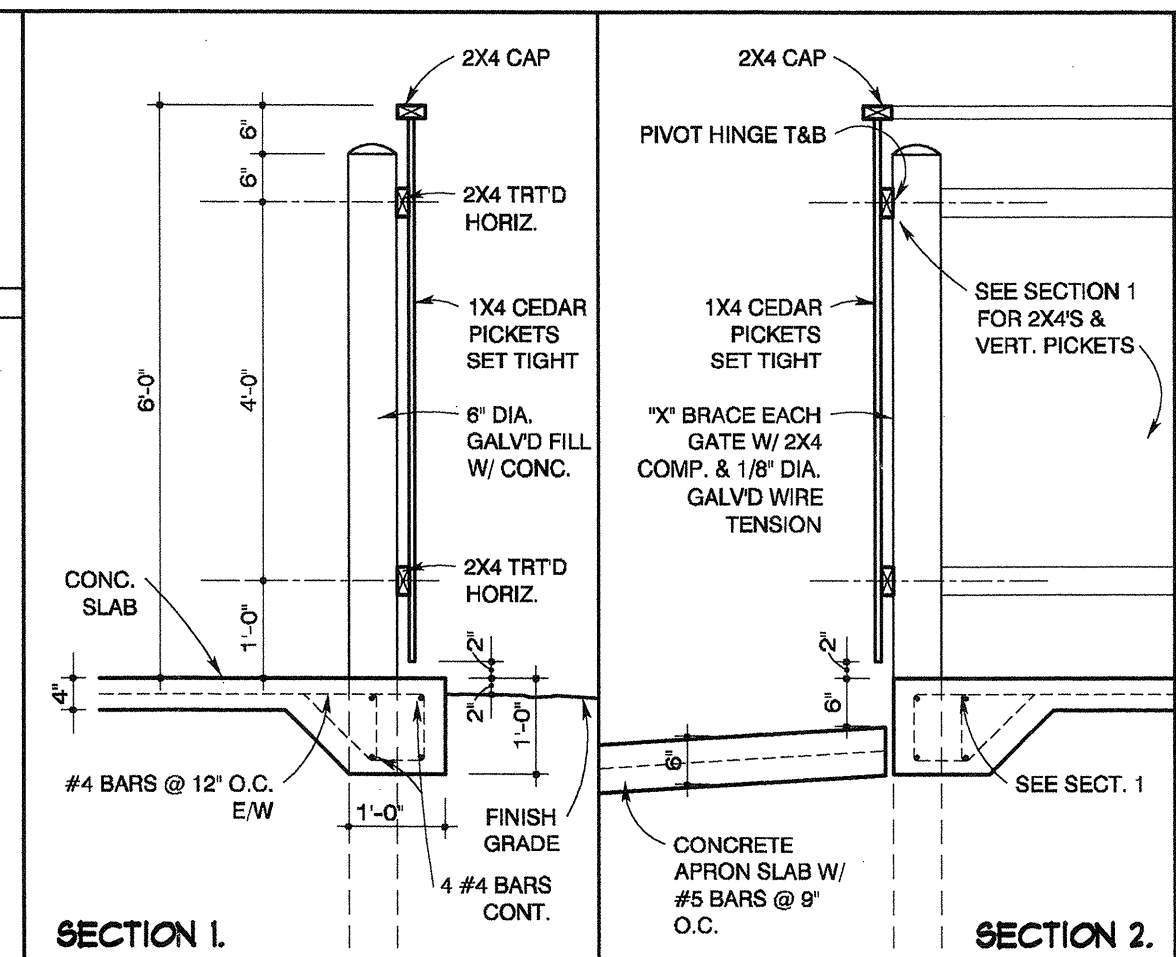
NOTE:
 SEE CIVIL DRAWINGS FOR PAVING
 DESIGN, GRADING & DRAINAGE

**Lot 2
The Enclave at Deerfield
Subdivision**

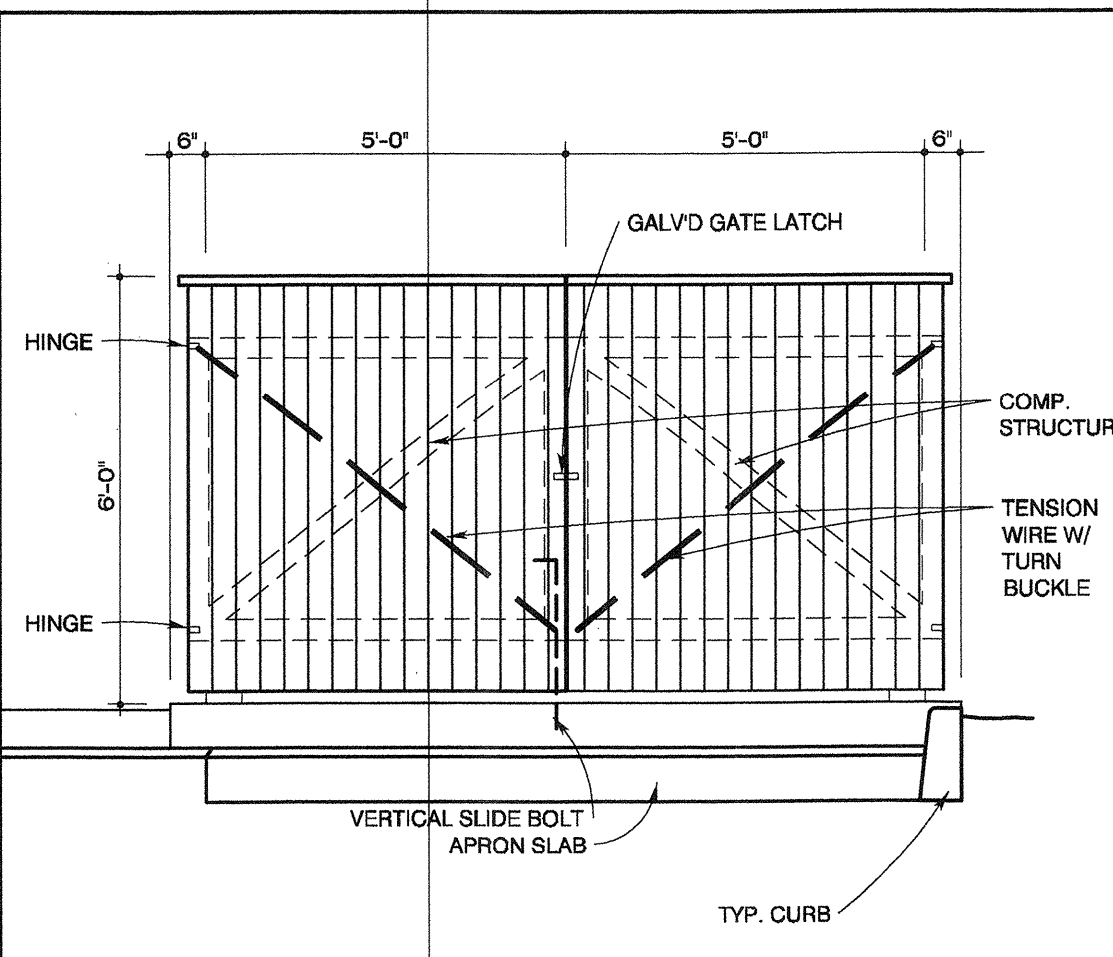
A DIMENSIONED SITE PLAN
SCALE: 1/16" = 1'-0"



H DUMPSTER PAD PLAN
SCALE: 1/4" = 1'-0"

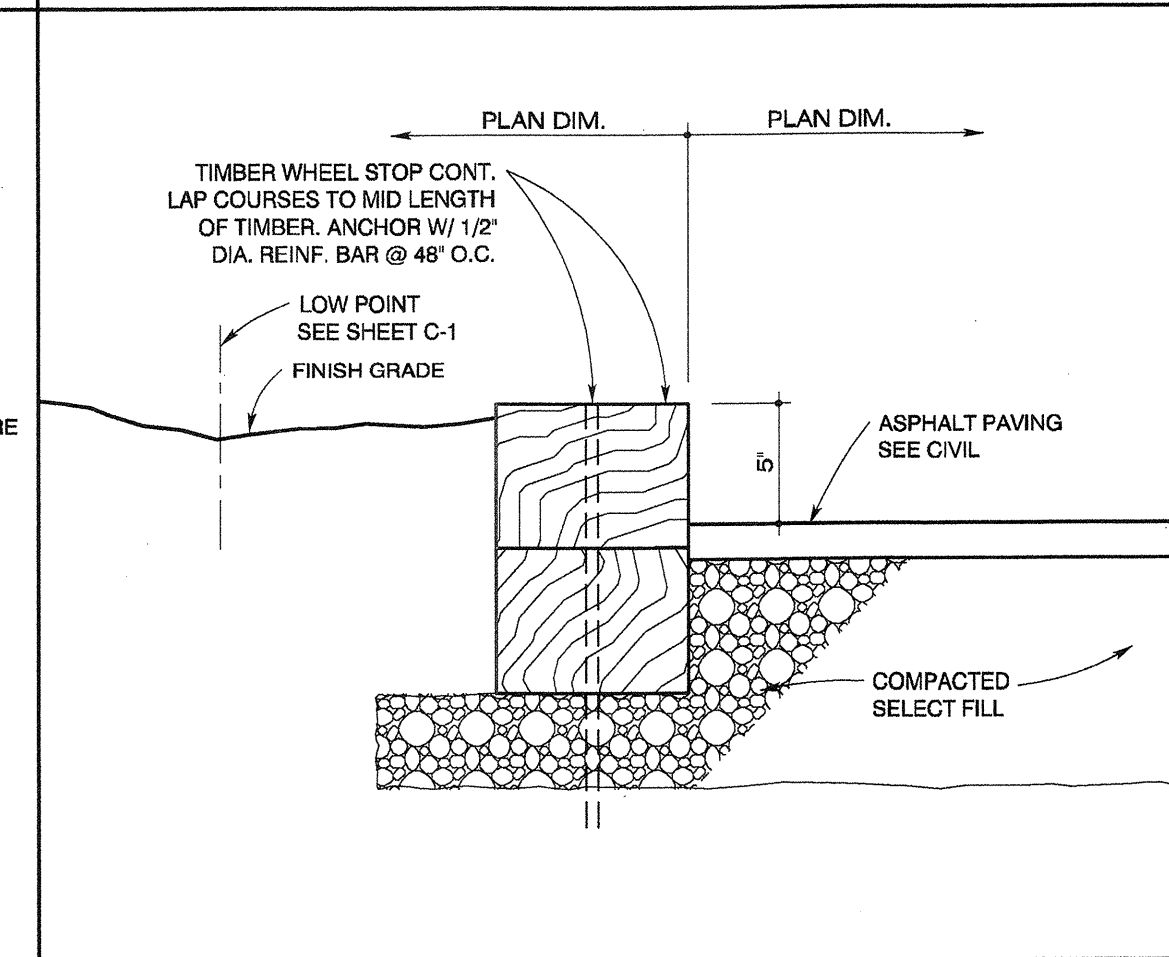


J DUMPSTER PAD SECTIONS
SCALE: 1/2" = 1'-0"



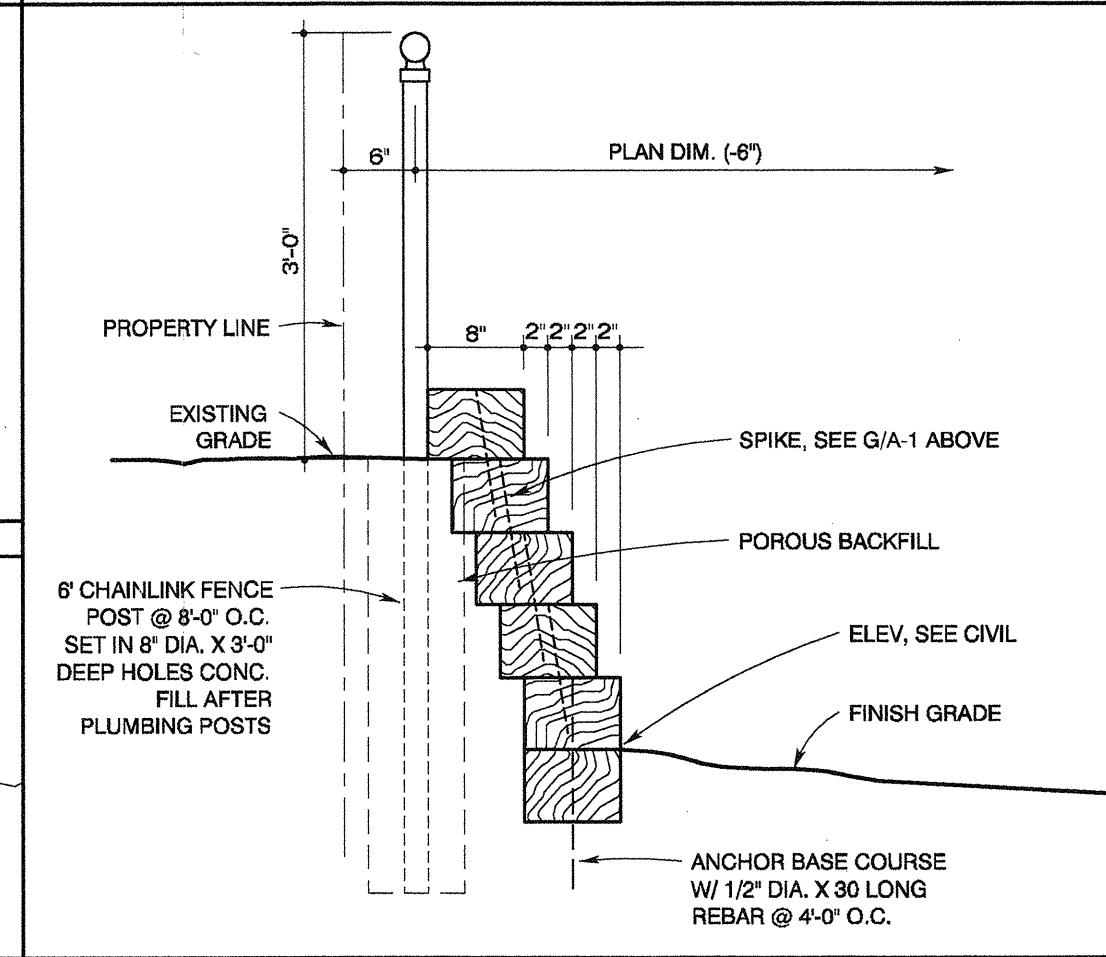
K DUMPSTER GATE ELEVATION
SCALE: 3/8" = 1'-0"

F TIMBER TERRACES
SCALE: 3/8" = 1'-0"

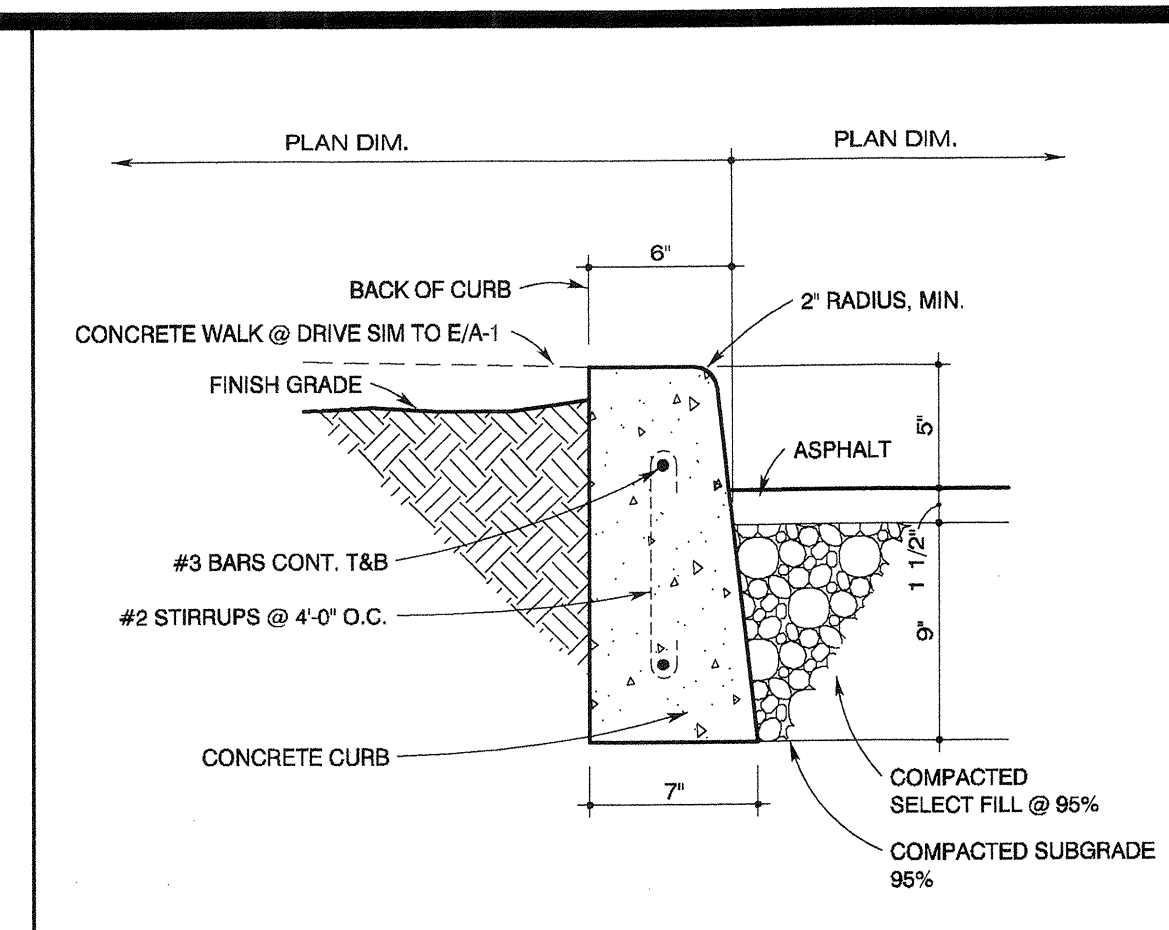


L TYP. TIMBER WHEEL STOP
SCALE: 1/2" = 1'-0"

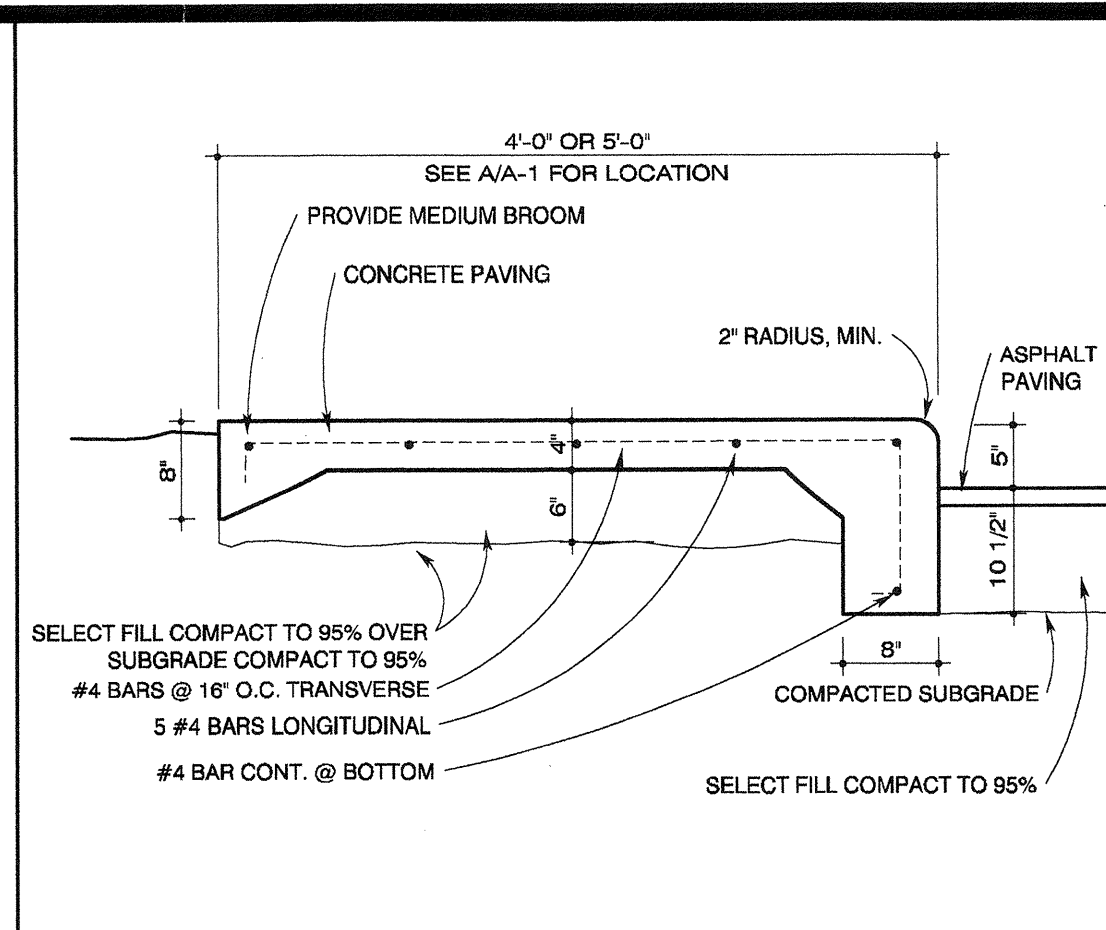
G TIMBER RETAINING WALL
SCALE: 3/4" = 1'-0"



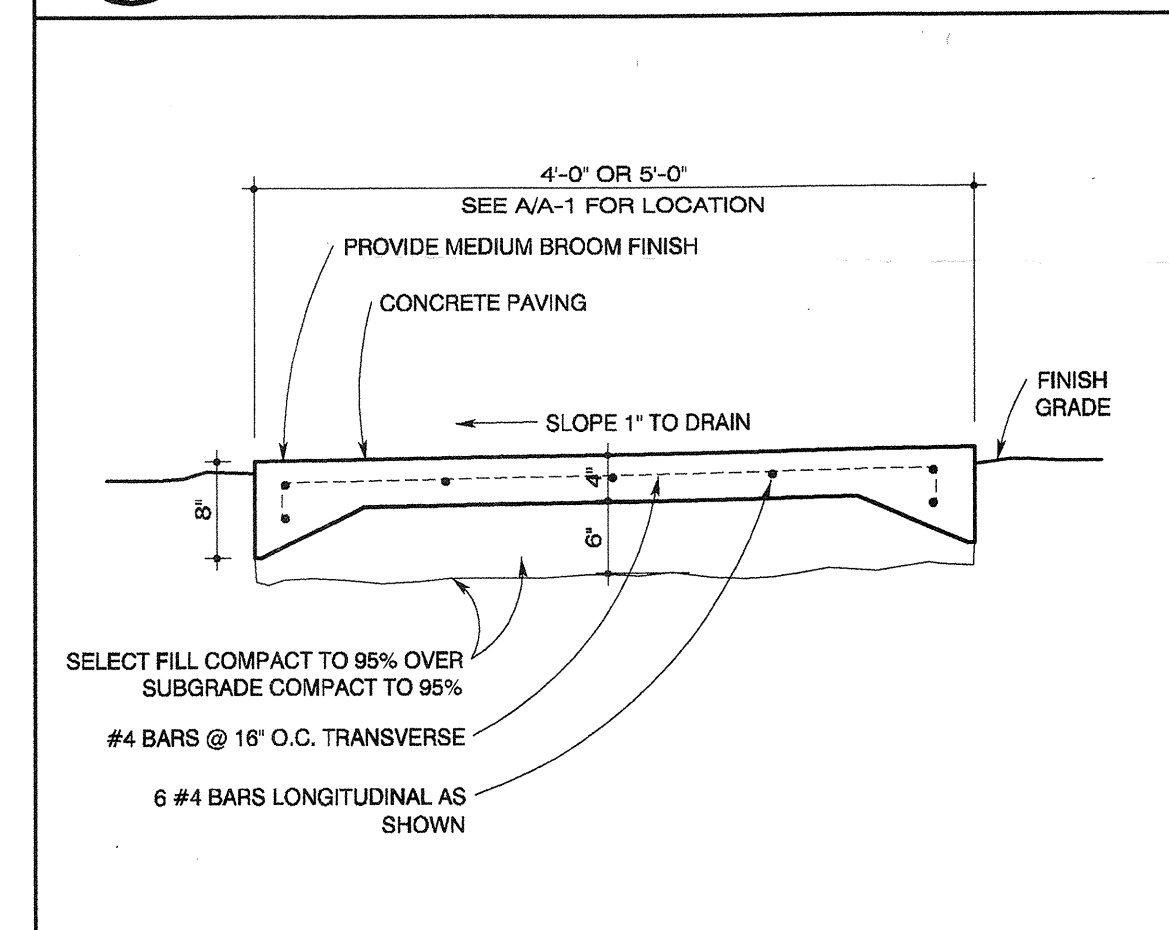
M TIMBER WALL @ PROP. LINE
SCALE: 3/4" = 1'-0"



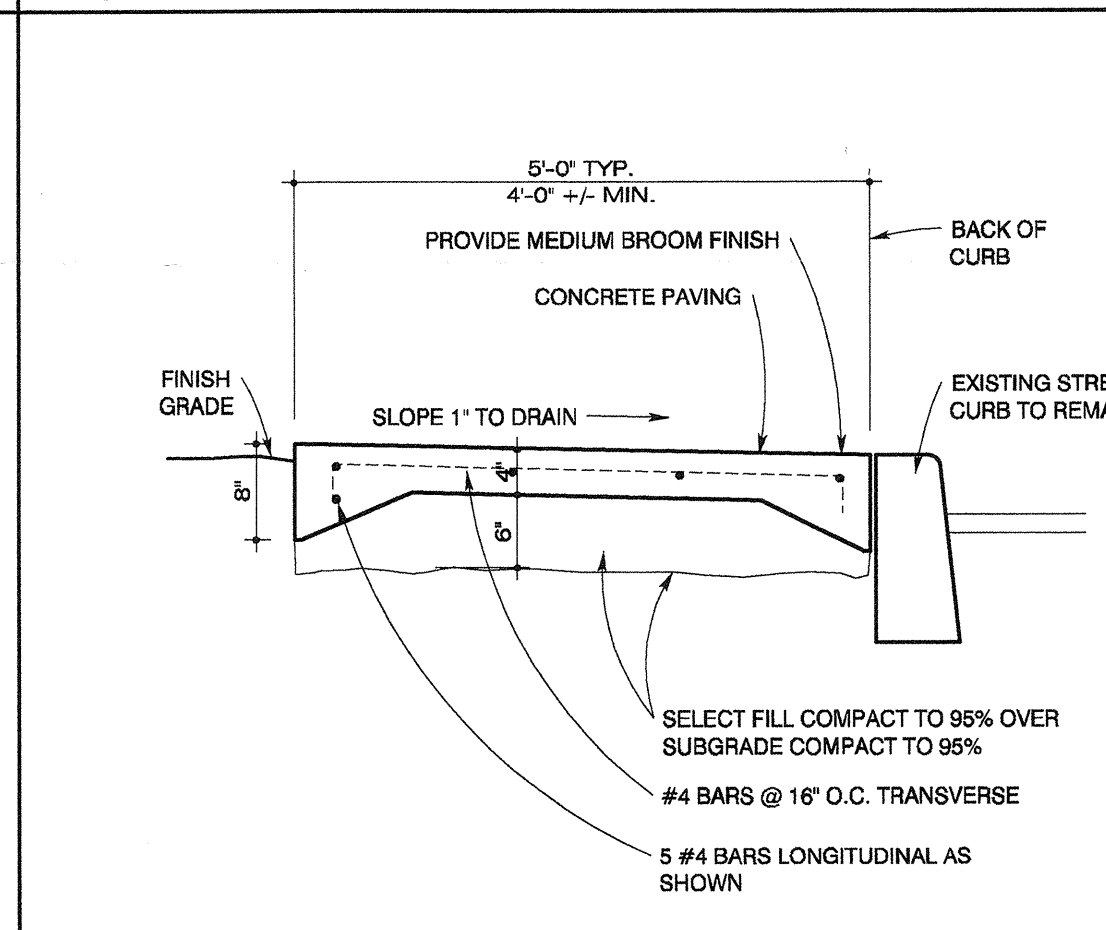
B TYP. CURB
SCALE: 1/2" = 1'-0"



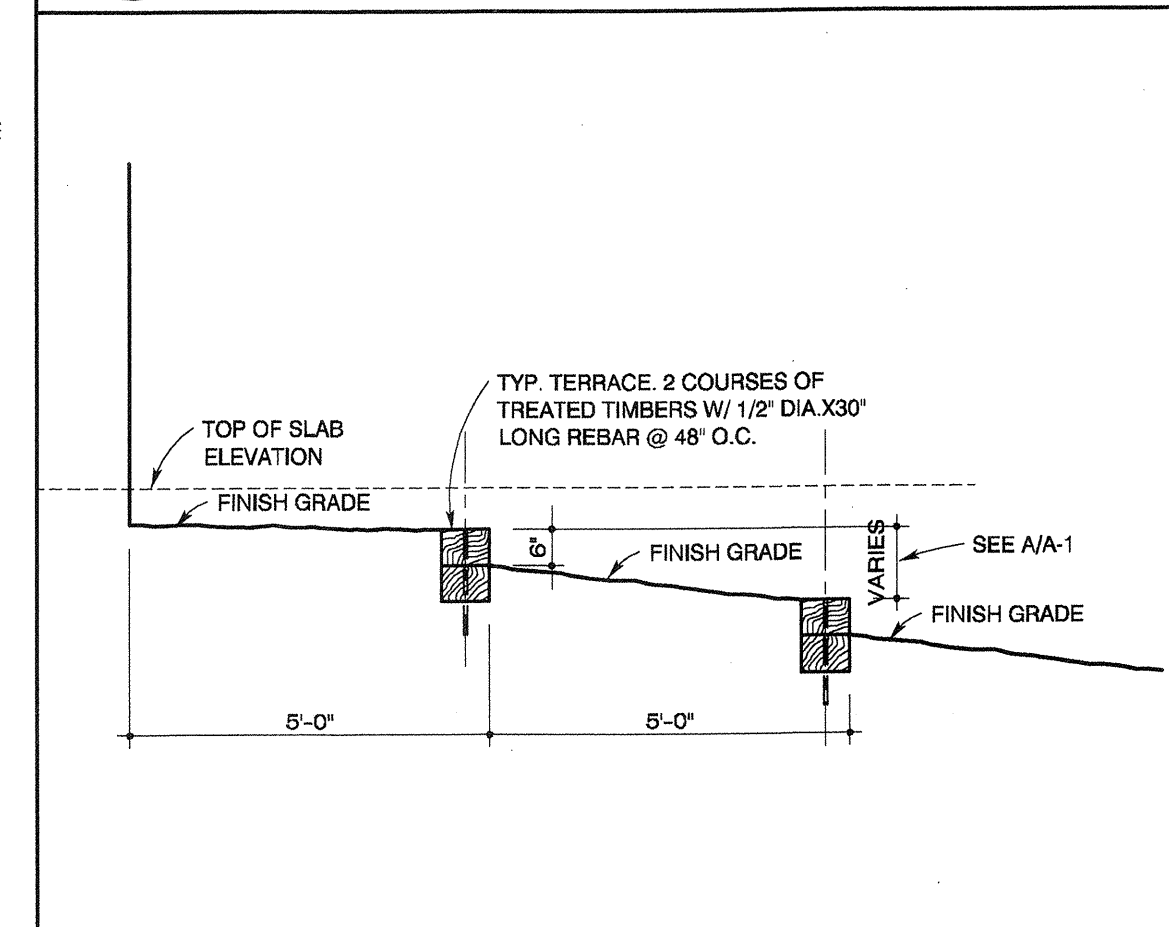
C WALK & CURB
SCALE: 3/4" = 1'-0"



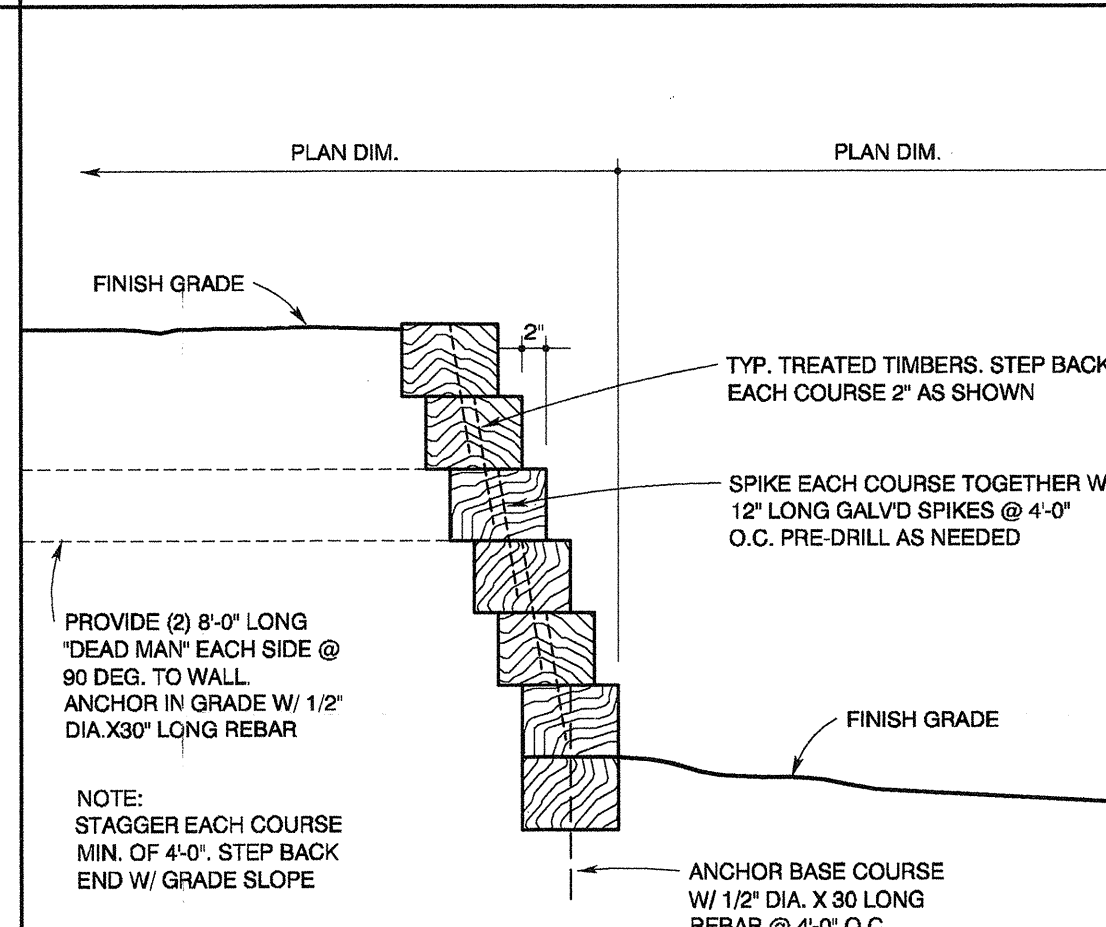
D TYP. WALK
SCALE: 3/4" = 1'-0"



E SIDEWALK @ STREET CURB
SCALE: 3/4" = 1'-0"



F TIMBER TERRACES
SCALE: 3/8" = 1'-0"



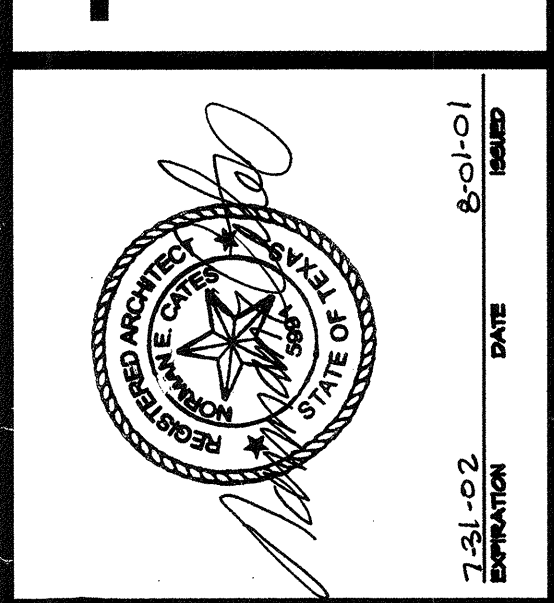
G TIMBER RETAINING WALL
SCALE: 3/4" = 1'-0"

REVISIONS

1		
2		
3		

© 2022 CATES CONSULTANTS, NORMAN E. CATES, ARCHITECT
 These drawings dated 2/25/22 and any referenced and/or accompanying specifications provided for the named project are instruments of service for the project and shall not be used for any other project or an extension of this project without the architect's expressed prior written permission and shall be subject to professional compensation for the additional work to be accomplished.

CATES CONSULTANTS
 ARCHITECTURE • PLANNING
 PROJECT MANAGEMENT
NORMAN E. CATES
 ARCHITECT
 4607 GREEN ACRES WOODS SAN ANTONIO, TEXAS 78249
 Tel. (210) 499-0344 Fax (210) 499-2776



**PENTIST MEDICAL
OFFICE BUILDING**
 HEUBNER ROAD & DEERFIELDWOOD
 SAN ANTONIO, TX
 FOR
HEUBNER I LIMITED PARTNERSHIP
 90 E. W. 52 TH 20
 MINUTY PL 107
 010101AV N 530 13525 OAK CENTRE DRIVE, SUITE 400
 SAN ANTONIO, TX 78258

DRAWN JA
CHECKED NEC
PROJECT NO. 001-01
ISSUE DATE 2-25-02
SHEET
A-1
 OF 43 SHEETS

VRP# 02-07-132



City of San Antonio
New
Vested Rights Permit
APPLICATION

File ✓
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL 25 PM 3:05

Permit File: # VRP # 02-07-132
Assigned by city staff

Date: JULY 17, 2002

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formerly POADP), P.U.D. plan, plat application, approved plat, building permit).
3. Application fee- \$160.00 per submittal

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/Agent HUEBNER I LIMITED PARTNERSHIP/NORMAN E. CATES
2. Address: 4607 GREEN ACRE WOODS
3. Zip: 78249 Telephone # 210/493-0344
4. Site location or address 17455 HUEBNER RO.
5. Council District 9 ETJ Over Edward's Aquifer Recharge ☒ yes () no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2000

• **Approved Plat**

Plat Name: THE ENCLAVE @ DEERFIELD SUBDIVISION Plat # 200086 Acreage: 1.028 AC Approval

Date: MAY 2, 2000 Plat recording Date: DEC 10, 2000 Expiration Date: _____ Vol./Pg. 7719/1011

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

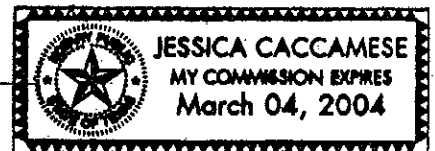
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: NORMAN E. CATES Signature: [Signature] Date: JULY 18, 2002

Sworn to and subscribed before me by on this 18th day of July 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 3-4-02



City of San Antonio use

☒ **Approved** As of May 2, 2000 ☐ **Disapproved**

Review By: [Signature] Date: 8-12-02
Assistant City Attorney

August 17, 2001

#02-07-132

CATES CONSULTANTS

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL 25 PM 3:06

July 22, 2002

Mr. Emil Moncivais, Director of Planning

CITY OF SAN ANTONIO

114 W. Commerce, 3rd Floor

P.O. Box 83996

San Antonio, Texas 78283-3966

RE: Pentist Medical Office Building, 17455 Huebner Rd., San Antonio, TX
Plan No. 200210233

Dear Mr. Moncivais,

Please accept this letter as a formal request for vested rights on a 1.028 Acre site, Lot 1, Block 2, NCB 18901. This is submitted on behalf of the owners, Huebner I Limited Partnership, Dr. Diana Oxford, Managing Partner. The vested rights application is attached.

The parcel referenced was acquired to provide new medical offices for the PENT Institute of South Texas (Pediatric Ear, Nose, and Throat), Dr. Juan Bonilla, Dr. R. Donald Moe, and Dr. Arturo Bonilla, Partners.

At the time the parcel was acquired, the zoning was B-1 under the previous Uniform Development Code (2000, UDC). The project was designed, to the best of my knowledge, in compliance with the previous UDC.

Under the previous code the allowable building size could be larger than the size of the project as designed. Also the street setback requirements of the previous UDC were 25' and the new Code only 20' (Maximum). The earlier setback requirement allowed for the preservation of several large trees, which are required to comply with the new Tree Ordinance, as well as providing space for the TNRCC required retention basin.

The acquisition of the subject parcel began in June 2001 and the land purchase closed on September 27, 2001. The project design had begun in August 2001.

Following is a listing of activities and expenditures made prior to the adoption of the new 2001 UDC. The Owners have committed more than \$350,000.00 prior to the adoption of the 2001 UDC. Also attached are copies of checks written to pay for professional services prior to the adoption of the 2001 UDC. Also attached is a copy of the Land closing Settlement Statement dated September 27, 2001.

Please let me know if you need any additional information in order to expedite this request. We are now preparing responses to the plan check and anticipate being ready to obtain the building permit.

Thank you for action in response to this request.

Sincerely,



Norman E. Cates, Architect

CC: Dr. Diana Oxford, Managing Partner, Huebner I Limited Partnership

PENT Institute

Mr. Jim Srp, Pres., Better Built Enterprises, Inc.

CATES CONSULTANTS

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUL 25 PM 3: 07

July 22, 2002

ATTACHMENT INFORMATION IN ACCORDANCE WITH 35-B124 "VESTED RIGHTS DETERMINATION" OF THE 2001 UDC

Item (a) See also application form. Applicant – Norman E. Cates, Owner – Huebner I Limited Partnership, Dr. Diana Oxford, Managing Partner. The doctors that will occupy the building are also part of the ownership.

Item (b) Project description – The project is a one story medical office building containing 5,966 SF. Facilities consist of 6 examining rooms, 2 audio rooms, waiting room, office and conference space, medical records, toilets and support spaces.

As noted on the application form the subdivision is called "The Enclave at Deerfield Subdivision," Lot 1, Block 2, NCB 18901, being a part of 3.032 acres, NCB 15009, as recorded in volume 7719, page 1011, official Public Records of Real Property, Bexar County, Texas.

Item (c) Address is 17455 Huebner Rd., San Antonio, Texas 78248

Item (d) Total land area – $1.028 \text{ AC} \times 43,560 \text{ SF/AC} = 44,780 \text{ SF}$

Item (e) Impervious cover – Parking paving = 15, 833 SF
Walks = 2,125 SF
Roof area = 7,512 SF
Retention pond = 416 SF

Please note that in accordance with the TNRCC approval of the WPAP and site design that only the parking paving area is drained through the Retention structure. All walks and roof area are drained across vegetated areas thus do not contribute to the load on the retention structure.

Item (f) There are no residential units as part of the project design.

Item (g) The non residential area of the building is 5, 966 SF

Item (h) There will only be one phase of this project.

Item (i) Please see the attached cover letter, cost summary and cost attachments confirming the cost committed in regard to the project development through December 31, 2001.

Item(k) See the attached copy of the approved plat 200086.

The parcel under consideration was part of the original Deerfield subdivision developed prior to 1990. All streets and curbs are in place. The site is already served by sewer, water and telephone capability. Electrical power service is already in design and the service should be available to the parcel prior to the end of the year. All work has been coordinated with Ms Robin E. Slater, Senior planner, City Public Service.

CATES CONSULTANTS

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT

02 JUL 25 PM 3:07

July 22, 2002

PENTIST MEDICAL OFFICE BUILDING

Project expenditures prior to the adoption of the 2001 UNIFORM DEVELOPMENT CODE

DATE	RECIPIENT	AMOUNT
June 6, 2001	Alamo title	3,000.00
July 2, 2001	Secretary of State	775.00
July 2, 2001	Secretary of State	225.00
August 3, 2001	Norman E. Cates, Architect	3,000.00
September 19, 2001	Langley & Banack, Attorney's	3,565.15
September 21, 2001	Intec, geology and soils	1,095.00
September 23, 2001	Intec, geology assessment	450.00
October 1, 2001	Kinko's	67.02
October 1, 2001	Kenneth Cooper, Attorney	437.50
October 4, 2001	Dominion Environmental	1,200.00
October 9, 2001	Norman E. Cates, Architect	5,875.00
October 10, 2001	TNRCC Application	3,000.00
November 8, 2001	Norman E. Cates, Architect	10,275.00
December 13, 2001	Norman E. Cates, Architect	11,000.00
December 14, 2001	Seda Engineers, WPAP	6,000.00
TOTAL through December 2001		50,139.67
LAND AND CLOSING (See attached settlement statement)		306,331.00
TOTAL 2001 EXPENDITURE		356,470.00

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN		OMB 2502-0265
Alamo Title Company		1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins		
		4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins		
		6. ESCROW NUMBER: 01-50093704	7. LOAN NUMBER:	
		8. MORTGAGE INSURANCE NUMBER:		

NOTE: THIS FORM IS FURNISHED TO GIVE YOU A STATEMENT OF THE ACTUAL SETTLEMENT COSTS. AMOUNTS PAID TO AND BY THE SETTLEMENT AGENT ARE SHOWN. ITEMS MARKED "(P.O.C.)" WERE PAID OUTSIDE OF THE CLOSING. THEY ARE SHOWN HERE FOR INFORMATIONAL PURPOSES AND ARE NOT INCLUDED IN THE TOTALS.

D. NAME OF BORROWER: Huebner I, Ltd., a Texas limited partnership 525 Oak Centre, Suite 400 San Antonio, TX 78258	E. NAME OF SELLER: Brian K. Schroder and Evelyn K. Schroder	F. NAME OF LENDER: International Bank of Commerce 130 E. Travis Street San Antonio, TX 78205
G. PROPERTY LOCATION: Lot 1, Blk 2, NCB 18901 TX Approx 1.015 acres, Lot 1, Block 2, NCB 18901	H. SETTLEMENT AGENT: Alamo Title Company PLACE OF SETTLEMENT: 19026 Stone Oak Parkway, #100 San Antonio, TX 78258	I. SETTLEMENT DATE: 09/27/2001

J. SUMMARY OF BORROWER'S TRANSACTIONS		K. SUMMARY OF SELLER'S TRANSACTIONS	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Total Consideration	295,548.00	401. Total Consideration	295,548.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	10,783.00	403.	
104.		404.	
105.		405.	
Adjustments: Items Paid by Seller in Advance		Adjustments: Items Paid by Seller in Advance	
106. City/Town Taxes		406. City/Town Taxes	
107. County Taxes		407. County Taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
117.		417.	
118.		418.	
120. GROSS AMOUNT DUE FROM BORROWER	306,331.00	420. GROSS AMOUNT DUE TO SELLER	295,548.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	3,000.00	501. Excess deposit (see inst.)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	21,289.51
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Lender advance not draw	289,235.15	504.	
205. Loan Amount \$950,000.00 subject to draws		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments: Items Unpaid by Seller		Adjustments: Items Unpaid by Seller	
210. City/Town taxes		510. City/Town Taxes	
211. PPD County Taxes fr 01/01/01 to 09/27/01	4,180.83	511. PPD County Taxes fr 01/01/01 to 09/27/01	4,180.83
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	276,415.98	520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER	25,467.34
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT FROM/TO SELLER	
301. Gross amount due from borrower (line 120)	306,331.00	601. Gross amount due to seller (line 420)	295,548.00
302. Less amounts paid by/for borrower (line 220)	276,415.98	602. Less reduction in amount due seller (in 520)	25,467.34
303. CASH (XX FROM) (TO) BORROWER	29,915.02	603. CASH (FROM) (XX TO) SELLER	270,080.66

CERTIFIED COPY

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL 25 PM 3:07

CATES CONSULTANTS

filer

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT

FAX ☐ / TRANSMITTAL ☒ DATE: JULY 26, 2002 TEL: -

TO: MR. EMIL MONCIVALS, DIR. OF PLANNING FAX: -

CITY OF SAN ANTONIO

PAGES: 1 + 2 VESTED RIGHTS APPLICATIONS

ADDRESS: 114 W. COMMERCE, 3RD FLOOR

SAN ANTONIO, TEXAS 78283,

SUBJECT: VESTED RIGHTS APPLICATION

PROJECT: PENTIST MEDICAL OFFICE BUILDING

COMMENTS: ATTACHED TO THIS TRANSMITTAL ARE TWO COPIES OF THE APPLICATION FOR VESTED RIGHTS WITH ACCOMPANYING SUPPORTING INFORMATION.

CHECK IN THE AMOUNT OF \$160.00 IS INCLUDED AS REQUIRED.

RECEIVED

DATE

7-26-02

RESPECTFULLY SUBMITTED,

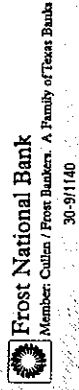
Norman E. Cates

CC - DR. DIANA OXFORD

- PENT INSTITUTE, ATTN: R. DONALD MOE, M.D.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL 26 PM 1:53

PEDIATRIC EAR NOSE & THROAT
INSTITUTE OF SOUTH TEXAS, P.A.
P.O. BOX 29749
SAN ANTONIO, TEXAS 78229
(210) 614-0171



5939

7-25-02

PAY TO THE
ORDER OF

City of San Antonio

\$ 100.00

One hundred sixty dollars ^{xx} 100

DOLLARS

MEMO: Vested w/ it building permit

⑈005939⑈ ⑈114000093⑈ 20095249⑈

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